

APPROVED 9/13/10
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, August 2, 2010 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

James J. Giulietti, Chairman
Theresa Ranciato-Viele, Vice Chairman
Brian R. Cummings, Secretary
Douglas E. Roberts
Vern E. Carlson
Edward M. Homa, Alternate
Curtis Andrews, Sr., Alternate

MEMBERS ABSENT:

Richard E. Wilson, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Giulietti, Chairman, opened the meeting at 7:00 p.m. and introduced the Commissioners, alternates, town staff and the clerk and asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that there were none.

AGENDA

PUBLIC HEARINGS: None

SITE PLANS:

The Commission elected to hear applications P10-05 & P10-05A together.

1. #P10-05 Site Plan Application of William H. Rich, Owner and Applicant, relative to 441 Sackett Point Road (Map 35, Lot 21). Plan Entitled: Proposed Praxair Acetylene Tanker Deluge System, Prepared by DTC, Dated 4/7/10. Scale 1" = 80'. IG-80 Zoning District.
2. #P10-05A CAM Application of William H. Rich, Owner and Applicant, relative to 441 Sackett Point Road (Map 35, Lot 21). Plan Entitled: Proposed Praxair Acetylene Tanker Deluge System, Prepared by DTC, Dated 4/7/10. Scale 1" = 80'. IG-80 Zoning District.

Mr. Andy Bevilacqua, P.E. presented the applications to permit the construction of an approximately 20' x 55' x 18' high steel frame to support an outdoor deluge system in an area of acetylene tank usage. An approximately 20' x 20' valve building is also being proposed. On July 15, 2010, the Zoning Board of Appeals approved variances to permit 0' setbacks. Mr. Bevilacqua summarized the CAM application and requested a waiver of the sidewalks. The Commission asked questions and Mr. Bevilacqua responded.

OTHER: None

EXECUTIVE SESSION: North Haven Holdings, Limited Partnership v. Town of North Haven Planning & Zoning Commission, et al.

Mr. Cummings moved to go into Executive Session at 7:12 PM; Mr. Carlson seconded the motion. All were in favor.

Invited into Executive Session are Attorney Jennifer Coppola with Ciulla and Donofrio, Alan Fredricksen, Land Use Administrator, Jonathan Bodwell, Town Engineer, and the Planning & Zoning Commission.

Mr. Roberts moved to go out of Executive Session at 7:43 PM; Mr. Cummings seconded the motion. All were in favor.

DELIBERATION SESSION:

Mr. Carlson moved to go into deliberations; Mr. Roberts seconded the motion. All were in favor.

1. #P10-05 Site Plan Application of William H. Rich, Owner and Applicant, relative to 441 Sackett Point Road.

Mr. Carlson moved to approve the application and waive the sidewalks. Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

The application was approved with appropriate conditions.

2. #P10-05A CAM Application of William H. Rich, Owner and Applicant, relative to 441 Sackett Point Road.

Mr. Carlson moved to approve the application. Mr. Roberts seconded the motion. The Commission voted as follows:

Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye Homa – aye

The application was approved.

EXTENSIONS: None

BOND RELEASES & REDUCTIONS: None

CHANGE OF USE: None

CORRESPONDENCE: - DEP-Certificate of Permission, South of Universal Drive and West of Route 91, City of New Haven and North Haven.
- AT&T utility work, Maple Avenue
- Conn Federation of Planning & Zoning Agencies, Newsletter, Summer 2010.

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

July 12, 2010

Mrs. Ranciato-Viele moved to approve the minutes of the July 12, 2010 meeting; Mr. Carlson seconded the motion. The Commission voted as follows:

Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson –aye Andrews - aye

ADJOURN:

There being no further business, Mr. Roberts moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 8:00 PM.